



City of
Chino Hills

HOUSING POLICY
DEVELOPMENT, HCD

MAR 27 2009

March 25, 2009

Ms. Cathy E. Creswell
Deputy Director
State of California - Business, Transportation, and Housing Agency
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: City of Chino Hills Annual Report on the Status of General Plan
Implementation

Dear Ms. Creswell:

The purpose of this letter is to provide you with a copy of the annual report that was presented to the Planning Commission and City Council of the City of Chino Hills. It reviews the status of the Chino Hills General Plan and the progress made in its implementation during Fiscal Year 2007/2008. The Chino Hills City Council approved the report on March 24, 2009.

If you have any questions or need additional information, please contact Jerrod Walters at (909) 364-2753.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT


Christine Kelly
Community Development Director

Attachment: City of Chino Hills General Plan Annual Report, March 24, 2009

cc: Zai Abu Bakar, Asst. Community Development Director – Development Services
Betty Donavanik, Senior Planner

COUNCIL AGENDA STAFF REPORT

CITY CLERK USE ONLY



Meeting Date: March 24, 2009

Public Hearing: ☐
Discussion Item: ☐
Consent Item: ☒

APPROVED AS RECOMMENDED

RECEIVED

2009 MAR 17 AM 10:15

OFFICE OF CITY CLERK
CHINO HILLS

March 17, 2009

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION FOR
FISCAL YEAR 2007-2008

RECOMMENDATION:

Staff recommends that the City Council receive and file the Annual Report on the Implementation of the General Plan for Fiscal Year 2007-2008 and direct staff to file a copy of the report with the Governor's Office of Planning and Research, and the Department of Housing and Community Development.

EXECUTIVE SUMMARY:

Government Code Section 65400(b)(1) requires that an Annual Report on the General Plan be submitted to the local legislative body, including the City's progress in meeting its fair share of regional housing needs. The Planning Commission as the City's Planning authority, has reviewed and recommend for City Council to approve the Annual Report at its meeting on March 3, 2009. The Commission's comments are indicated on page 13. The comments include a request to add the City Entrance Monument Sign that was completed on Chino Hills Parkway at the Diamond Bar city limits as a completed capital project (page 12), and an inquiry regarding the Habitat for Humanity project. The City Council is being requested to review and comment on the Annual Report. This report covers Fiscal Year (FY) 2007-2008, which began July 1, 2007 and ended June 30, 2008. Once approved by the City Council, the report will be submitted to the Governor's Office of Planning and Research, and the Department of Housing and Community Development.

ADMINISTRATION OF THE GENERAL PLAN:

General Plan Status

State law requires that each city and county adopt a general plan that addresses seven mandated elements. Additional topics may be adopted, which are called optional elements. Once optional elements are adopted, they carry the same legal weight as any of the seven mandatory elements and must be consistent with all other elements. State law also requires that the General Plan be kept current either through comprehensive updates or amendments. Updates for an element are usually undertaken at least five years apart, and look at underlying conditions and preferences. Amendments are typically smaller in scope, and involve changing the text of the General Plan or changing the land use element map. Amendments are typically

A5

triggered by a private (developer) application or by direction from the City Council. Changes to the General Plan require a public hearing before the Commission and the City Council.

Table 1 shows the status of the City's General Plan elements, both mandated and optional elements.

Table 1
Table 1: General Plan Elements

Element	Required or Optional	Date of Adoption or Amendments	Comment
Land Use	Required	Adopted in 1994. Latest amendment in 2008.	The amendment was to change the designation of three parcels from open space to commercial due to inadequate site access, and to facilitate future commercial development north of the Gateway Village shopping center.
Housing	Required	Adopted in 1994. Latest update in 2008.	City Council reviewed and approved the draft Housing Element Update (Year 2006-2014) on June 24, 2008, and staff submitted to the California Department of Housing and Community Development (State) for review on June 25, 2008. The State reviewed the draft Housing Element and sent comments back to the City on August 26, 2008. Staff is currently addressing those comments (See pages 6-7 for specific comments).
Circulation	Required	Adopted in 1994. Latest amendment in 2007.	The amendment was for the Pine Avenue Extension east of SR 71 Freeway into the City of Chino. Both the City of Chino and Chino Hills worked in partnership to make both cities General Plans reflect consistent right-of-way widths. The ultimate project will construct/realign the segment of Pine Avenue from the SR-71 Chino Valley Freeway to the City limit line/boundary, which is adjacent to the City of Chino. This connection provides additional access to the Fairfield Ranch area, including Big League Dreams.

Conservation	Required	Adopted in 1994.	
Safety	Required	Adopted in 1994.	
Parks, Recreation, and Open Space	Required	Adopted in 1994. Latest amendment in 2008.	After a two year public participation process, the Parks, Recreation, and Open Space Element was comprehensively updated to reflect current community needs.
Noise	Required	Adopted in 1994.	
Economic Development	Optional	Adopted in 1994.	

AMENDMENTS TO THE GENERAL PLAN:

During FY 2007-2008, the City Council approved the four General Plan Amendments as follows:

1. Land Use Element Update – General Plan Amendment No. 07GPA03

The amendment changed the land use designation of 1.25 acres (Assessor's Parcel Numbers 1022-601-28, -29, and -30) from Open Space to Commercial after a study determined that the site no longer served a public purpose. Given the location, configuration, and the land uses surrounding the property, it became evident that the property would no longer serve a public purpose as the site is land locked, with access from Grand Avenue only through Gateway Village. It is bordered on the east by the Chino Valley Freeway, to the south by Gateway Village commercial development, to the north by CalTrans right-of-way, and to the west by City-owned Open Space and single family homes.

On January 22, 2008, the City Council approved General Plan Amendment No. 07GPA03 to change the land use designation of Assessor's Parcel Numbers 1022-601-28, -29, and -30 from Open Space to Commercial. Also included was the approval of Zone Change 07ZC02 to change the zoning of each parcel from Open Space to General Commercial.

The approval of General Plan Amendment No. 07GPA03 and Zone Change 07ZC02 will provide funding for the City's recreational needs (through the ultimate sale of the property) and will allow for appropriate commercial development of the project site as well. The General Plan Amendment and the Zone Change are in conformance with the City's General Plan by contributing to enhanced recreational facilities elsewhere within the City, as well as providing additional commercial opportunities for shopping, service, and employment.

2. Housing Element Update (Year 2006-2014) – General Plan Amendment No. 08GPA01

Government Code Section 65588 requires that each local government review its Housing Element as frequently as appropriate to evaluate all of the following:

- 1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- 2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- 3) The progress of the city, county, or city and county in implementation of the housing element.

Additionally, the Housing Element shall be revised as appropriate, but not less than every five years, to reflect the results of this periodic review.

The City's current Housing Element was certified by the California Department of Housing and Community Development (State) on October 29, 2007. Subsequent to the approval of the current Housing Element, the State requires that each city submit their Housing Element update for Year 2006-2014. On June 24, 2008, the City Council reviewed and approved the draft Housing Element Update (Year 2006-2014) and directed staff to submit the draft to the State for review.

As part of the Housing Element requirement, the City is required to meet the housing needs of all segments of the community for various income groups, special needs groups, and a variety of housing types. The various income groups are as follows:

- Extremely low – up to 30% of the County median income
- Very low – 31% to 50% of the County median income
- Low – 51% to 80% of the County median income
- Moderate – 81% to 120% of the County median income
- Above Moderate – above 120% of the County median income.

The median income for the County for a four (4) – person household is \$62,000.

The Special Needs Groups are as follows:

- Elderly
- Disabled Households
- Female-Headed Households
- Large Families
- Farm Workers
- Homeless

Additionally, the Housing Element is also required to address the following issues:

- Maintenance of existing housing stock
- Housing Production
- Housing Assistance
- Equal Opportunity

As part of the Housing Element process, the State allocated a certain number of housing units to each of the cities in the State by income groups. This allocation is commonly known as "RHNA" (Regional Housing Needs Allocation). The total RHNA for Chino Hills is 1,040 units, which is divided into the various income groups as follows:

- Extremely low – 131 units
- Very low – 131 units
- Low – 180 units
- Moderate – 205 units
- Above Moderate – 393 units

The draft Housing Element Update that was transmitted to the State in June 2008 reflects the City's continued efforts to provide adequate and affordable housing for all persons in the community.

3. Circulation Element Update – General Plan Amendment No. 07GPA01

Pine Avenue encompasses both the City of Chino Hills and the City of Chino. The Cities worked in partnership to make their General Plans reflect consistent right-of-way widths. The reduction in the right-of-way width was the result of an agreement that was reached between the City of Chino Hills and the City of Chino. On August 14, 2007, the City Council adopted a resolution amending the designation of Pine Avenue as a major highway with a 104' right-of-way that includes four lanes with shoulders and a median to a 78' right-of-way that includes four lanes of traffic and a 10' median. The ultimate project will construct/realign the segment of Pine Avenue from the SR-71 Chino Valley Freeway to the City limit line/boundary, which is adjacent to the City of Chino. This connection provides additional access to the Fairfield Ranch area, including Big League Dreams.

4. Parks, Recreation & Open Space Element Update – General Plan Amendment No. 07GPA02

City Council approved the amendment to the Parks, Recreation & Open Space Element on June 10, 2008. The purpose of the amendment was to maintain consistency between the recommendations of the approved 2007 Parks Master Plan and the existing goals, objectives, and policies in the Parks, Recreation, and Open Space Element of the General Plan. Additionally, the purpose of the amendment was to cross-reference the approved Trails Master Plan (dated 2001) in the General Plan since it is a component of the Parks Master Plan.

The Parks Master Plan is an implementation tool providing strategies for addressing the General Plan's set of goals and policies based on current analysis and community input. The Parks Master Plan provides a blueprint for the planning, development, and maintenance of recreation facilities and programs. In order to establish this blueprint, the Parks Master Plan included an inventory of existing parks, facilities, open space areas and recreation programs throughout the City to include a full account of the existing amenities and programs provided in Chino Hills. In addition, the Parks Master Plan summarizes and incorporates the results of a significant community outreach and

involvement process that ensures the community vision for recreation, parks, and open space is achieved. The community's needs are compared to the City's inventory of existing facilities and programs to identify the gaps, deficiencies, and to help establish recommendations, and priorities for recreation, parks, and open space.

STATUS OF HOUSING ELEMENT IMPLEMENTATION:

Since the beginning of the planning period in 2006, the City has continued its existing housing programs, developed new housing programs and identified new housing sites to support affordable housing. These actions have resulted in the following accomplishments:

- Adoption of an Affordable Housing In-Lieu Fee in the amount of \$1 per square foot of livable space for each residential dwelling unit, not to exceed \$3,500 for a new single-family residential unit and not to exceed \$1,000 for a new multiple-family residential unit.
- Establishment of an Affordable Housing Ad Hoc Committee to develop the details of the affordable housing program and make recommendations to the City Council for consideration and adoption.
- Processing and financial assistance to Habitat for Humanity to provide for sale housing for a Very Low Income household.
- Assistance for six (6) Low Income households under the Home Improvement Program, which provides grants of \$500 to \$2,000 for minor home improvements and to increase disabled access.
- Assistance for forty (40) persons with fair housing complaints and landlord/tenant disputes.
- Association with the HOME Consortium to fund a variety of housing activities including those that build, buy, and/or rehabilitate affordable housing for rent or ownership.

Community Development Block Grant

The Community Development Block Grant (CDBG) is a program provided through the U.S. Department of Housing and Urban Development (HUD). The CDBG program is a flexible program that HUD provides on a formula basis to both "non-entitlement" and "entitlement" communities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. For entitlement communities, HUD determines the amount of each CDBG by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.

Fiscal Year 2007-2008 marks the City's fifth year as an "entitlement City" for receipt of the CDBG Program funds directly from HUD. Prior to becoming an "entitlement City" in 2003, the City was receiving CDBG funds only as a "participating community" or "subrecipient" of the San Bernardino County CDBG Program. From 2003 to 2007, the City has received an approximate average of \$482,073 annually from HUD. During FY 2007-2008, the City received approximately \$441,718 in CDBG funds.

In FY 2007-2008, the CDBG funds were allocated for use in the following manner:

1. Program Administration \$88,343 (Including \$15,000 Inland Fair Housing Mediation Board).
2. Home Improvement Program \$21,757.
3. Public Service Programs \$44,000, which is allocated to the following agencies/organizations:
 - a. Library Literacy Program \$21,000;
 - b. Inland Fair Housing Mediation Board \$15,000;
 - c. House of Ruth \$4,000; a national service that works with local shelters to provide housing and support services to homeless women and children;
 - d. Project Sister \$4,000; offers crisis services to adults and children who have been sexually assaulted, as well as to their families, and to children who are victims of child sexual abuse, physical abuse, and neglect; and
4. Los Serranos Infrastructure Improvements \$302,618.

Through these efforts, Chino Hills complies with State Housing Element requirements and provides adequate sites to meet the City's current RHNA obligations.

The State has received the current Housing Element that was transmitted to them in June 2008. City staff is currently addressing the State's comments on the Housing Element, which consist of the following:

1. Review of Past (2000-2005) Housing Element: More thorough review of previous housing element program accomplishments.
2. Extremely Low Income: The Element needs to quantify the amount of Extremely Low Income Households in the City and their housing needs.
3. Housing Overpayment: The Element needs to identify the number of households overpaying for housing by tenure (owner/renter).
4. Housing Condition: The Element needs to specify the number of City housing units needing rehabilitation.
5. Regional Housing Needs Allocation (RHNA): The Element needs to clarify the City's plan to meet its RHNA.
6. Emergency Shelters: The Element needs to clarify which zone will be revised to permit emergency shelters by right.

7. Transitional Housing: The Element needs to clarify which residential zone(s) allow transitional housing pursuant to the same requirements as allowed for traditional residential uses.
8. Single Room Occupancy (SRO) Units: The Element needs to identify which zone(s) explicitly allow for SROs.
9. Land Use Controls: The Element needs to clarify how density bonuses, second units and dependent housing are processed. The Element needs to clarify whether the passage of Measure U would impact the rezoning of a site for residential use.
10. Inclusionary Housing: The Element needs to clarify how the City promotes compliance with inclusionary requirements and how the City offsets the impacts of the requirement on the cost and supply of housing.
11. Special Housing Needs: The Element needs to provide more detail regarding housing needs by tenure for elderly and large families; and to clarify how many homeless persons are in the City.
12. Energy Conservation: The element should discuss City plans to locate high density housing near transit and adoption of a green building ordinance.
13. Housing Programs: The Element should provide more detail regarding how City housing programs are implemented.
14. At Risk Units: The Element should expand effort to preserve the 88-unit Village Crossing Apartments at-risk of converting to market-rate during the planning period.
15. Public Participation: The Element should detail how community comments are incorporated within the Element.

The State also requires each jurisdiction to complete an Annual Element Progress Report for its Housing Element Implementation (See Attachment 1) along with the Annual Report on the General Plan. The Annual Element Progress Report focuses on the City's progress in meeting the City's Regional Housing Needs Assessment (RHNA) dwelling unit allocations for each planning period over the previous calendar year (January 1, 2008 to December 31, 2008) as well as a progress report on the implementation of each Housing Element program.

FISCAL YEAR 2007-2008 POPULATION, HOUSING, AND PROJECT UPDATES:

The City is approximately three-fourths through the life of the General Plan that was adopted in 1994, and projected to guide development until the Year 2013 (a 20-year time frame, which is a typical time frame for most cities' General Plans). The table below summarizes the population, housing units, and persons per household trend from the 2000 Census, through ultimate City build-out (approximately year 2030).

	Population	Household	# of Total Housing Units	# of Housing Units with .0184 Vacancy Rate	Persons Per Household
2000 Census	66,787	66,636	20,414	20,039	3.33
2007 Dept. of Finance	78,512	78,361	22,853	22,433	3.49
2008 Dept. of Finance	78,957	78,806	22,960	22,538	3.50
City Build-out 2030 Estimate	92,158	92,158	26,716	26,226	3.51

Population

The entire Southern California region, including San Bernardino County, is among the fastest growing in the nation. Southern California, which includes Imperial, San Diego, Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Santa Barbara Counties, grew over 43 percent from 1980 to 2000. During this same twenty year period, the population in San Bernardino County increased by 90.99 percent, indicating that San Bernardino County grew much faster than the Southern California region as a whole.

In comparison to surrounding jurisdictions, Chino Hills has experienced phenomenal growth since its incorporation in December 1991. The General Plan reported that in 1980 the City had a population of 12,889, and by 1993, two years after incorporation, the population had grown to 48,041 persons. Since that 1993 count, Chino Hill's population has increased another 39.02 percent to 66,787 persons, according to the 2000 Census. Recent counts by the California Department of Finance (DOF) estimate that as of January 2008, Chino Hills' population reached 78,957, an 18.2 percent increase over the 2000 Census count. Today, the City's population ranks 9th out of the 24 jurisdictions in San Bernardino County.

City staff projects that the City will have approximately 92,158 residents and 26,716 housing units at build-out, approximately year 2030, which is within the next General Plan's 20-year time frame.

Housing Units

Per the above table, the 2000 Census indicated that there were a total of 20,414 housing units. The DOF estimated that as of January 1, 2008, the City had 22,960 housing units,¹ which is an increase of approximately 12.5% (or 2,546 units) from the 2000 Census. Using the DOF estimates for January 1, 2008, the City's current housing stock is comprised of 86.5% single-family, and 13.5% multi-family. The General Plan indicated that future residential market demand would be 92% single-family, and 8% multi-family apartments and condominiums. City staff estimates that 26,716 housing units would be constructed at ultimate build-out, approximately year 2030.

¹ CA Dept. of Finance Table 2: E-4 Population Estimates for Cities, Counties and State, 2001-2008 with 2000 Benchmark

Persons Per Household

In regards to persons per household, the 2008 DOF estimates indicated that the number of persons per household for Chino Hills is 3.50, which is slightly higher than the 2000 Census number of 3.33.² When the General Plan was adopted in 1994, the number of persons per household for Chino Hills was 3.23.³ The number of persons per household at ultimate build-out, approximately year 2030, is projected at 3.51, which follows the current "occupied housing units to household ratio" trend as shown in the table above.

Building Permits Issued

The total number of residential units for which permits were issued during FY2007-2008 was 78 (63 permits issued during the 2008 calendar year), and included custom single-family homes and single-family tract units. Residential developments that have completed construction in FY 2007-2008 include various custom homes and phases of single-family tract homes (Tract 15164 – Vellano, Tract 15898 – Ridgeway, Tract 16596 – Pine Valley Estates, and Tract 16638 – Tom Wynne).

Economic Development

The Economic Development Element defines the City's primary policies related to the creation and maintenance of a diversified economic base⁴. The ideal economic base for the City is that which: (1) provides a full range of retail shopping, services, and employment for its residents; and, (2) provides a stable tax revenue structure for the City.

During the last fiscal year, a number of new businesses were opened to the public, which helps provide additional opportunities for shopping and jobs in the City. These businesses include the following:

1. The Shoppes at Chino Hills which includes: Barnes & Noble, Trader Joe's, H&M, Banana Republic, Victoria's Secret, Hollister, Rebel Clothing, Active Sportswear, Buckle, New York & Company, Jared Jewelers, Ann Taylor Loft, Children's Place, P.F. Changs, Yard House, California Pizza Kitchen, Wood Ranch BBQ & Grill, Ra Sushi, Johnny Rockets, Pacific Fish Grill, Panera Bread, Chipotle, Pinkberry, and various other in-line retail/restaurant tenants.
2. The Commons at Chino Hills which includes: Lowe's, Ayers Hotel, Toys R' Us/Babies R' Us, BJ's Restaurant and Lucille's Smokehouse BBQ restaurant, and Corner Bakery Café, Pei Wei, Wahoo's Fish Taco;
3. Fresh and Easy Neighborhood Market within the Gordon Ranch Marketplace; and

2 U. S. Census Bureau - DP-1. Profile of General Demographic Characteristics: 2000 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data Geographic Area: 91709 5-Digit ZCTA

3 Chapter 2 – Housing Element, page 2-14

4 Chapter 8 – Economic Development Element, page 8-2

4. The Crossroads Entertainment Center which includes a Circle K convenience store/gas station and a Buffalo Wild Wing's restaurant.

In addition to the specific businesses listed above, the following developments are currently under construction:

1. The Commons at Chino Hills located on the southeast corner of Chino Hills Parkway and Ramona Avenue (Inline Tenant Building S8);
2. Walgreens Pharmacy, located at the northeast corner of Chino Hills Parkway and Peyton Drive;
3. CVS Pharmacy and Multi-Tenant Retail Building located at the northwest corner of Chino Hills Parkway and Peyton Drive; and
4. Holiday Inn Express at Fairfield Ranch Business Park located generally on the southwest corner of Central Avenue and Fairfield Ranch Road.

Staff has begun working with noted Inland Empire Economist Dr. John Husing on updating the City's Demographic, Economic & Quality of Life Data study, which was last completed in 2004. The study will provide updated demographic, residential, employment, market, quality of life and financial information specific to Chino Hills. The study will also include an overall profile of the Inland Empire market, its affects on Chino Hills and the distinguishing characteristics of the City. This information will be used to update the City's Economic Development Strategy including the business recruiting, retention and marketing efforts.

Capital Improvement Projects

The following are the capital projects that were completed during the last fiscal year:

1. Fairfield Ranch Road Extension: Extension connects Soquel Canyon Parkway to Monte Vista Avenue. Work completed by developer of BAPS Temple site.
2. McCoy Equestrian Center Exhibit/Reception Center
3. Fieldstone Communities (Ridgegate) Pump Station Landscape and Soquel Canyon Parkway & Medians
4. Water Booster Station – Fieldstone (developer)
5. Sewer Lift Station No. 1 – Vellano (developer)
6. Vellano Neighborhood Park (developer)
7. Vellano Overlook Park (developer)
8. Water/Recycled Water Pump Station No. 1 – Vellano (developer)
9. Water/Recycled Water Pump Station No. 2 – Vellano (developer)
10. Government Center Ring Road & A Street project (Boys Republic Drive and The Shoppes Drive)
11. Annual Overlay/Slurry Seal Project (street listing available upon request)
12. Annual Sidewalk Replacement Program (street listing available upon request)
13. Traffic Signal Modifications and Soquel Canyon Parkway and Elinvar/Pinehurst (two signal locations): Modifications converted left turn movements from

permitted (allowed concurrent with thru traffic) to protected (on a left turn arrow only).

The following are the capital projects that started/completed construction during the last fiscal year:

1. City Entrance Monument Signs – construction completed for the monument sign located at Chino Hills Parkway at the Diamond Bar city limits
2. City Entrance Monument Signs – second phase of program will construct a new monument at Peyton Drive & Chino Valley Freeway (SR -71)
3. Government Center – Civic Center (November 2008)
4. Government Center – Police Station (August 2008)
5. Fire District Administration Headquarters (November 2008)
6. Chino Hills Branch Library (January 2009)
7. Government Center – Parking Structure (November 2008)
8. Rolling Ridge Water Main Replacement Phase II: Replaces water main in parts of Olympic View Drive; Moon Shadow Place; Meadowcrest Drive; Royal Ridge Drive; and Royal Court

The following are the capital projects that were in design during the last fiscal year:

1. Pipeline Avenue Community Building: Although the location of this planned 17,000 square foot community building is impacted by the Tehachapi renewable energy project, staff continues to negotiate with the County of San Bernardino for an alternate site for the building.
2. High Zone Recycled Water System – Two recycled water storage reservoirs with 2.5 million gallons storage capacity:
 - R-41: 0.5 MG adjacent to R-11 (potable water) located south of Sleepy Oak Road; west of Oak Canyon Drive; southeast of Carbon Canyon Road (SR 142); and
 - R-42: 2.0 MG between R-4 and R-17 (both potable water) located south of High Vista Lane, northwest of Vellano Club Drive and west of Carbon Canyon Road (SR 142).
3. Intermediate Zone Recycled Water Reservoir – One water storage reservoir with 2 million gallon recycled water storage capacity:
 - R-43: 2.0 MG located south of Soquel Canyon Parkway and west of Pipeline Avenue (in the Ridgeway area)
4. The Park Construction Enhancement Program: This program encompasses 12 park sites:
 - Big League Dreams Field Expansion
 - Bird Farm Park

SUBJECT: ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION FOR FISCAL YEAR 2007-2008

- Civic Center Reuse
- Cross Roads Park Restroom Expansion
- English Springs Park Restroom
- Galstian Park
- Grand Avenue Park Turf Replacement
- Los Serranos Park
- McCoy Equestrian Center Master Plan
- Mystic Canyon Recreation Building Replacement
- Richland Pinehurst Park
- Torrey Pines Park Modifications

The City pursued conceptual design for all twelve (12) projects. Based upon review, the City Council directed development of plans and specifications for the Mystic Canyon Recreation Building and the Torrey Pines Park Modifications.

REVIEW BY THE PLANNING COMMISSION:

At the March 3, 2009 meeting, the Planning Commission reviewed the Annual Report and mentioned to staff that the Annual Report should include the City Entrance Monument Sign that was completed on Chino Hills Parkway at the Diamond Bar city limits, which has been included on page 12 under the section that talks about capital projects that have started/completed construction during the last fiscal year. The Commission asked what the status was on the Habitat for Humanity project. Staff responded that the house that was constructed at the Los Angeles County Fair last year is still at the fair grounds.

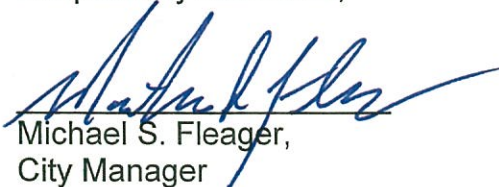
REVIEW BY AFFECTED DEPARTMENTS:

The Planning Commission, the City Attorney's Office, Assistant City Manager, City Engineer, Community Services Director, and the Assistant Community Development Director – Building Services have reviewed the Annual Report.

FISCAL IMPACT:

The fiscal impact associated with General Plan implementation is reviewed separately as part of the yearly budget process.

Respectfully submitted,


Michael S. Fleager,
City Manager

Recommended by:


Christine Kelly,
Community Development Director

Attachments: Attachment 1 – Annual Element Progress Report

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Chino Hills
Reporting Period 1-Jan-08 - 31-Dec-08

Table A

Annual Building Activity Report

Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project		6 Housing with Financial Assistance and/or Deed Restrictions		7 Housing without Financial Assistance or Deed Restrictions	
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	Deed Restricted Units	8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
(9) Total of Above Moderate from Table A2			▲	▲	▲	63						
(10) Total by income units (Field 5) Table A			▲	▲	▲							

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Chino Hills		
Reporting Period	1-Jan-08	-	31-Dec-08

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
	63	0	0	0	0	63

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Chino Hills
Reporting Period 1-Jan-08 - 31-Dec-08

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Prior to FY 2001 but in RHNA Period 1998-2005**	FY2001-02	FY2002-03	FY2003-04	FY2004-05	FY2005-06***	FY2006-07***	2nd half of 2007***	2008***	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level *	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	15			24						39	556
	Non-deed restricted			1							1	
Low	Deed Restricted										0	360
	Non-deed restricted	22			36						58	
Moderate	Deed Restricted			124				4			128	0
	Non-deed restricted	38	240		266			138			682	
Above Moderate	Deed Restricted	2,362	279	342	240	132	122	134	40	63	3,714	0
	Non-deed restricted											
Total RHNA by COG. Enter allocation number:												
Total Units		2,437	519	467	566	132	122	276	40	63	4,622	916
Remaining Need for RHNA Period												

Notes: * RHNA determinations for Chino Hills for the planning period of 1998-2005.

** Building Permits issued during FY1997-1998 to FY2000-2001.

*** RHNA determinations for Chino Hills for the planning period of 2006-2014 (adopted by SCAG in July 2007): Total Dwelling Units = 1,040; Extremely Low = 131; Very Low = 131; Low = 180; Moderate = 205; and Above Moderate = 393.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Chino Hills
Reporting Period 1-Jan-08 - 31-Dec-08

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Housing Rehabilitation Program	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Implemented Fall; the City allocates approximately \$36,000 in CDBG funds per year, with an approximate grant award of \$2,000 per homeowner.	The City received ten (10) applications in 2008 and five (5) applicants were awarded a grant.
Code Enforcement	Bring substandard units into compliance with City codes.	Ongoing.	Code Enforcement Officers make code violators aware of the City's Housing Rehabilitation Program if they are unable to financially bring their homes up to compliance. During FY2007-2008, Code Enforcement had a total of 2,155 code enforcement complaints (Residential = 2,098 and Commercial = 57). The total number of code enforcement complaints that turned into "open cases" were 1,163, which 1,102 of those open cases were corrected (closed).
Mobilehome Park Program	Preserve the City's mobilehome parks.	Ongoing.	To date, all 685 of the City's mobilehome park units have been maintained. On June 24, 2008, Code compliance and inspections were turned over from the City to the State of California.
Development Fees	Encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.	Accomplished December 2004.	Ongoing as the City continues to encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.
Section 8 Rental Assistance Program/Housing Vouchers	Extend rental subsidies to lower income families and elderly.	Program Ongoing.	There are currently eight (8) Chino Hills households receiving Section 8 rental assistance.

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Conservation of Existing and Future Affordable Units	Provide for continued affordability of the City's lower income housing stock.	Ongoing.	Ongoing. Village Crossing at Chino Hills, formerly known as the Woodview Apartments, is a 440 unit apartment project with low-income restrictions on 20% (88 units). Of the 88 affordable units, 45 of the units are set aside for households whose income does not exceed 60% of median income and the remainder 43 units are set aside for households whose income does not exceed 80% of median income. In May 1998, the Village Crossing at Chino Hills Apartments became eligible for converting their affordable units to market rate housing. The property owner subsequently refinanced through the County of San Bernardino and extended its affordability through October 30, 2010.
Comprehensive review of the Land Use Element of the General Plan	Make modifications as appropriate to provide affordable housing opportunities, including mixed-use projects.	Completed May 2004	The City initiated the rezoning of an approximately 50 acre site on Peyton Drive (The Shoppes at Chino Hills) to mixed use, with retail, office and high density housing in August 2005..
Comprehensive review of the Land Use Element of the General Plan for the 2006-2014 planning period.	Identify appropriate sites for very high density residential development, including mixed-use developments, permitting densities of at least 30-35 dwelling units per acre.	Amend General Plan Land Use and Zoning Maps to designate new very high density sites by December 2008.	The City is still pursuing this.
Development Code.	Explore opportunities for preserving and expanding supply of land for high density and senior housing.	Ongoing.	Affordable Housing In-Lieu Fee Program adopted March 2008, which will collect an affordable housing in-lieu fee in the amount of \$1.00 per square foot per unit for each new single-family home and not to exceed \$3,500 per unit, and \$1.00 per square foot per unit for each new multiple-family unit and not to exceed \$1,000 per unit. The in-lieu fee is expected to generate approximately \$8 million between 2008 and 2014 (anticipated General Plan build out). The fee is only collected on each newly built residential dwelling unit. Chapter 16.10 of the Development Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multifamily sites from growing trend by developers to construct single family homes on medium and high density zoned properties. The Neighborhood Commercial and Community Commercial zones have been amended to allow senior assisted living facilities pursuant to a Conditional Use Permit.

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Reporting Period		1-Jan-08	31-Dec-08
First Time Homebuyer Program	Explore options for developing (or participating in) a first time homebuyer assistance program for low and moderate income households.	Ongoing.	<p>The City is currently working on the Neighborhood Stabilization Program funding through HUD and is working to receive these funds in order to assist first time homebuyers as well as existing homeowners to acquire foreclosure units with down payments and closing costs.</p> <p>In January 2008, the City partnered with Pomona Valley Habitat for Humanity, a California non-profit corporation to build affordable housing for first time homebuyers. With the City's assistance, Habitat is in the process of building a sweat-equity home in the City located at 4616 Fairway Boulevard. The house will be sold to a person or family at an affordable housing cost; person or family's income which does not exceed eighty percent (80%) of the San Bernardino County area median income, adjusted to family size. The house will be restricted to an affordable housing cost for a period of not less than forty-five (45) years.</p>
Inclusionary Zoning	Explore options for developing an inclusionary zoning policy that would require developers to provide or contribute to affordable housing.	Affordable Housing In-Lieu Fee Program adopted March 2006.	<p>Since the Affordable Housing In-Lieu Fee Program was adopted in March 2006, the City has collected \$147,787. In 2008, the City collected a total of \$80,220.</p> <p>As part of the City's partnership with Pomona Valley Habitat for Humanity, the City has conveyed the property of 4616 Fairway Boulevard to Habitat free of charge, and will contribute between \$30,000 and \$50,000 from its Housing In-Lieu to Habitat for the cost of processing. The City transferred the land to Habitat at no cost.</p>
Housing Coordinator	Facilitate developer interest in providing affordable housing.	Established July 1, 2004.	Both the Community Development Department and Community Services Department act on behalf of the City as the Housing Coordinator.
Market Affordable Housing Projects	Actively pursuing specific affordable housing projects by marketing the available sites to high quality, well-known, and established developers.	Completed May 2004.	Completed and Ongoing.
Senior Housing Ordinance	Establish development standards that will be conducive to development of affordable senior housing.	Ongoing.	Ongoing.

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Worker Housing		Explore options for developing policies that would allow for on-site worker housing to be established in areas devoted to ranches, equestrian uses, and rural agricultural facilities.	Study Ongoing.	The City currently allows "Caretaker's Residence" (Worker Housing), which is a dwelling unit accessory to the principal use on a site that is intended for occupancy by a caretaker, security guard, worker, or similar person generally requiring residence on the site.	
Multifamily Revenue Bond Financing		Offer low interest financing to developers of affordable housing.	Ongoing.	Ongoing.	
Multifamily Revenue Bond Financing		Offer low interest financing to developers of affordable housing.	Ongoing.	The City adopted multifamily bond resolutions in support of both the Strathaven Assisted Living Facility (February 2000) and Oakmont Senior Assisted Living Facility (July 2002).	
Density Bonus Ordinance		Provide affordable units as part of market-rate projects.	Adopted 2001.	In August 2004, Pomona Rincon Townhomes was entitled for the development of 70 town home units after a 25 percent density bonus on a 4.73-acre project site located on the east side of Pomona Rincon Road and at the terminus of Fairway Boulevard, adjacent to the west side of the 71 Chino Valley Freeway.	
Expedite Project Review		Provide fast-track permit processing for projects with an affordable component.	Ongoing.	City staff (CORE Group) has updated the City's Land Development Review Process (LDRP) so that it provides fast-track entitlement processing with the emphasis on the first 30 days of a formal application submittal.	
Reasonable Accommodation Procedures		Promote implementation of State standards for the provision of disabled accessible units in all developments.	To be adopted by December 2008.	The Development Code was amended to add Chapter 16.47 Reasonable Accommodations in Housing Development for Disabled or Handicapped Individuals by City Council on September 23, 2008. The procedures have been implemented as disabled residents can now apply for it.	

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<p>Jurisdiction City of Chino Hills</p> <p>Reporting Period 1-Jan-08 - 31-Dec-08</p>	<p>Services for the Elderly</p>	<p>Increase awareness of services available to senior households.</p>	<p>Ongoing.</p>	<p>The City continues to promote existing services that are available to senior households such as:</p> <ul style="list-style-type: none"> -Seniors Assisted by Visiting Volunteers and Youth (SAVVY) program, which is to improve the quality of life, health, nutrition and safety of homebound and senior residents of Chino Hills by utilizing adult and youth Volunteers. SAVVY is advertised on the City's website (http://www.chinohills.org/index.asp?nid=292). -Support Our Area Residents (SOAR) is a nonprofit organization that provides volunteers to do minor home repairs for the elderly in Chino Hills. -The "Caring for the Hills" program, which is a nonprofit organization that has partnered with "Meals on Wheels" and provides hot lunches to over 20 seniors a day in Chino Hills. <p>The City has future plans to provide additional advertising of these programs in the City's Recreation Brochure as well as on the City's website.</p>
	<p>Support Services for the Homeless</p>	<p>Provide support services for the homeless.</p>	<p>Ongoing.</p>	<p>In FY 2007-2008, \$4,000 of the CDBG funds were allocated for use at the House of Ruth, which is a national service that works with local shelters to provide housing and support services to homeless women and children.</p>
	<p>Barrier-free Housing</p>	<p>Promote implementation of state standards for the provision of disabled accessible units in new developments.</p>	<p>Ongoing.</p>	<p>Ongoing.</p> <p>Construction of curb, gutter, sidewalk and handicap ramps on Descanso Avenue from Pipeline to Sierra Vista Drive completed April 2002; cost \$196,309.68.</p>
	<p>Child Care Services</p>	<p>Provide additional child care services.</p>	<p>Ongoing.</p>	<p>In 2008, the following child care services were provided:</p> <ul style="list-style-type: none"> -Tiny Tot Program, which provided child care services to 2,400 kids during four (4) sessions throughout the year at the Village Oaks Condominium Center, Founders Recreation Center, and at the Mystic Canyon Community Building. -Summer Day Camp, which provided child care services to 800 kids; and -Spring Day Camp, which provided child care services to 40 kids during one (1) week in April.
	<p>Fair Housing</p>	<p>Further fair housing practices in the community.</p>	<p>Currently has allocated about \$12,000 annually to Inland Fair Housing and Mediation Board (IFHMB) for fair housing mediation.</p>	<p>The Inland Fair Housing and Mediation Board received federal grant money to institute and operate debt and foreclosure counseling, which is now advertised on the City's website (http://www.chinohills.org/index.asp?nid=809). The Inland Fair Housing and Mediation Board provides education, outreach, enforcement, information, counseling, mediation, and investigation and referral services.</p>